



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

AUGUST 21, 2003

**PRESENT:** FRUIT, KENNETT, MARTIN, PYLE

**ABSENT:** NONE

**LATE:** NONE

**STAFF:** Senior Planner (SP) Linder

### REGULAR MEETING

Chair Kennett called the meeting to order at 7:02 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

### MINUTES:

**JUNE 12, 2003**

**BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE THE JUNE 12, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0, AS FOLLOWS:**

**AYES:** PYLE, MARTIN, FRUIT

**NOES:** NONE

**ABSTAIN:** KENNETT

**ABSENT:** NONE

**JULY 17, 2003      BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE THE  
JULY 17, 2003 MINUTES AS WRITTEN. THE MOTION PASSED AS  
FOLLOWS:**

**AYES:            KENNETT, MARTIN, PYLE, FRUIT  
NOES:            NONE  
ABSTAIN:        NONE  
ABSENT:         NONE**

**NEW BUSINESS:**

1.    **SITE REVIEW, SR-03-14: VINEYARD-SPIRIT ROAD OILS:** A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd.

**BOARD MEMBERS MARTIN/FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE SEPTEMBER 18 AGENDA WITH THE FOLLOWING DIRECTION TO THE APPLICANT:**

1. Provide a revised site and landscape plan which includes 5 ft. of landscaping in front and 10 ft. behind, the proposed 5 ft. tall fence along the site frontage.
2. Revise the site and landscape plan to include a 3 ft. wide landscape planter along the easterly property boundary. The 3 ft. wide planter should include a vine planting to cover the existing fence.

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES:            KENNETT, MARTIN, PYLE, FRUIT  
NOES:            NONE  
ABSTAIN:        NONE  
ABSENT:         NONE**

2.    **SITE REVIEW AMENDMENT, SRA-00-06: MADRONE-GLENROCK:** A request for approval of alterations to the approved architectural plans for the Capriano subdivision located on the south side of Tilton Ave., east of Hale Ave. and west of Monterey Rd.

**BOARD MEMBERS MARTIN/FRUIT MOTIONED TO APPROVE RESOLUTION 03-023 WITH THE FOLLOWING CONDITION:**

**Prior to the issuance of a building permit, the subcommittee shall approve of the final elevations to assure the same quality and quantity of architectural details as included in the currently approved plans for the Capriano subdivision.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: KENNETT, MARTIN, PYLE, FRUIT**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

3. **EXTENSION OF TIME, EOT-03-11: E. DUNNE-GREWAL:** The applicant is requesting a one year extension of time for the site and architectural approval of a four-unit residential project. The project is approximately 1.75 acres, and is located at the northeast corner of Hill Rd. and E. Dunne Ave. in the R1(7,000)/RPD zoning district.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION 03-024.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: KENNETT, MARTIN, PYLE, FRUIT**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

4. **PLAN DETAILS FOR MISSION RANCH SR 01-23:** A request for Board approval of the Peet Rd. entrance signs for the Mission Ranch project located on the south side of Cochrane Rd. between Mission View Dr. and Peet Rd. Entrance sign approval was a conditions of the Site Review approval granted under Resolution No. 02-014.

**(BOARD MEMBER MARTIN STEPPED DOWN FOR THIS ITEM.)**

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE PROPOSED SIGN DETAIL WITH THE MODIFICATIONS RECOMMENDED WITHIN THE STAFF REPORT BY MINUTE ACTION, WITH THE INCLUSION OF THE FOLLOWING CONDITION:**

**Switch to lower growing shrubs in front of the signs. Move the day lilies over and use myoporum in front of the star jasmine.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: KENNETT, PYLE, FRUIT**  
**NOES: NONE**  
**ABSTAIN: MARTIN**  
**ABSENT: NONE**

**(BOARD MEMBER MARTIN RETURNED TO HIS SEAT.)**

5. **PLAN DETAILS FOR AQUATIC CENTER:** A request for Board approval of Aquatic Center lighting, benches, fencing, trash receptacles, etc., as conditions of the Site Review approval granted under Resolution No. 03-002.

**BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE BY MINUTE ACTION THE LIGHTING, BENCHES, FENCING, AND TRASH RECEPTICALS AS PRESENTED.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: KENNETT, MARTIN, PYLE, FRUIT  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE**

**OTHER BUSINESS:**

5. **UPDATE ON SUBCOMMITTEE REPORT ON INDOOR RECREATION CENTER:** A subcommittee report on the progress of the Indoor Recreation Center IRC.

**DEPUTY DIRECTOR OF PUBLIC WORKS OPERATIONS, MORI STRUVE, GAVE A PRESENTATION ON THE STATUS OF THE SITE PLAN LAYOUT FOR THE INDOOR RECREATION CENTER.**

6. **SUBCOMMITTEE REVIEW:** Murphy Ranch solar panel review report.

**NO COMMENTS MADE BY THE BOARD**

7. **SELECTION OF CHAIR:** Pursuant to City Council Policy, the Board must select a Chairperson and Vice-Chair to serve one year terms beginning in August of each year.

**BY A CONSENSUS OF THE BOARD, BOARD MEMBER MARTIN WAS NOMINATED AS CHAIR, AND BOARD MEMBER FRUIT WAS NOMINATED FOR VICE CHAIR.**

**ANNOUNCEMENTS: NONE**

**ADJOURNMENT:** Chair Kennett adjourned the meeting at 9:15 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**